

**REGULAR MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER MADERA REDEVELOPMENT AGENCY**

Monday, August 13, 2012

9:00 a.m. – Regular Session

City of Madera City Hall – Council Chambers
205 West Fourth Street, Madera, California

Action/Summary Minutes

1. CALL TO ORDER – REGULAR SESSION

Meeting called to order by the Chairperson Brett Frazier at 9:00 a.m.

ROLL CALL

Board Members Present:

Brett Frazier, Chairperson
Stell Manfredi, Vice-Chairperson
Ric Arredondo, Board Member
Ronn Dominici, Board Member
Dr. Cecilia Massetti, Board Member
Bob Wilson, Board Member

Board Member Absent:

Donald Horal, Board Member

Staff Members Present:

Successor Agency Executive Director Jim Taubert, Successor Agency Secretary Sandi Brown.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Brett Frazier.

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Board is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Board does not respond to public comment at this time.

No public comments were offered.

2. CONSENT CALENDAR

2.1 Minutes of the Special Meeting of the Oversight Board for July 16, 2012

Action: Approval of the minutes of the Oversight Board meeting for July 16, 2012 as presented on the Consent Calendar.

Moved by: Board Member Dominici; seconded by Board Member Massetti

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Arredondo, Dominici, Massetti and Wilson; Noes: None; Absent: Board Member Horal.

3. PRESENTATIONS/ADMINISTRATIVE REPORTS

3.1 Report on Housing Activities of the Successor Housing Agency

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the staff report, noting that the activities of the Successor Housing Agency are not subject to the review of the Oversight Board; however, Mr. Taubert added that he felt it would be informative for the Board to receive a quarterly report on the housing activities of the Successor Housing Agency. Discussion followed. Informational report – no action is required.

4. NEW BUSINESS

4.1 Consideration of a Resolution Acknowledging and Approving the Administrative Costs of the Successor Agency for Period January 1, 2013 through June 30, 2013

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the staff report, noting that AB1484 requires submission of the administrative cost budget for January 1, 2013 through June 30, 2013 by September 1, 2013 and recommended adoption of the resolution approving the administrative cost budget. Discussion followed.

Action: Adopted Resolution No. OB 12-23, approving resolution of the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera, California approving the Successor Agency Administrative Budget for January 1, 2013 through June 30, 2013.

Moved by: Board Member Manfredi, seconded by Board Member Wilson.

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Arredondo, Dominici, Massetti and Wilson; Noes: None; Absent: Board Member Horal.

4.2. Consideration of a Resolution Acknowledging and Approving the Recognized Obligation Payment Schedule (ROPS) for the Period Covering January 1, 2013 through June 30, 2013

Agency Secretary Sandi Brown announced that members of the public are advised that per Government Code 54957.5 copies of a revised staff report for Item 4.2 were distributed less than 72 hours prior to the meeting and additional copies are available at the podium or from her following the meeting.

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the staff report, noting that AB1484 changed the format of the ROPS with staff receiving the revised forms several days ago, noting that one form was added after packets were distributed creating a need to route a revised staff report. He added once staff is familiar with how to complete the form, he believes it will be easier for staff to work with and easier for the Oversight Board and Successor Agency Board to read. Discussion followed.

Action: Adopted Resolution No. OB 12-24, approving resolution of the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera, California approving the Recognized Obligation Payment Schedule for the period January 1, 2013 through June 30, 2013.

Moved by: Board Member Manfredi; seconded by Board Member Massetti

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Arredondo, Dominici, Massetti and Wilson; Noes: None; Absent: Board Member Horal.

4.3. Public Hearing Regarding the Consideration of Resolutions Acknowledging and Approving the 33433 Report and Disposition and Development Agreement with Regino Buenrostro and Gonzalo Buenrostro for Property Located at 218 East Yosemite Avenue (APN 007-161-006)

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the staff report advising that the Successor Agency and City Council conducted a noticed joint public hearing to consider the sale of this property at their August 8, 2012 meeting. He advised when the Oversight Board considers the approval of the sale of Agency-owned property, the legislation also requires a public notice and said that the sale of this property has been noticed. He described the plans of the potential buyers who own the adjacent parcel to develop this property, and indicated the sales

agreement includes a 90-day requirement for the buyer to obtain financing and pull permits or the agreement terminates. Discussion followed.

The public hearing portion of the meeting was opened at 9:22 a.m. There were no comments offered and the public hearing was closed.

Action: Adopted Resolution No. OB 12-25, approving a resolution of the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera, California acknowledging and approving the sale of property known as 218 East Yosemite Avenue to expand the restaurant portion of the Tijuana Bar and Grill and construct outdoor patio facilities on the site located in the City of Madera.

Moved by: Board Member Wilson; seconded by Board Member Dominici

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Arredondo, Dominici, Massetti and Wilson; Noes: None; Absent: Board Member Horal.

Action: Adopted Resolution No. OB 12-26, approving a resolution of the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera, California acknowledging and approving the Disposition and Development Agreement for the expansion of the restaurant portion of the Tijuana Bar and Grill and construct outdoor patio facilities on the site located at 218 East Yosemite Avenue.

Moved by: Board Member Wilson; seconded by Board Member Dominici

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Arredondo, Dominici, Massetti and Wilson; Noes: None; Absent: Board Member Horal.

4.4. Consideration of a Resolution Acknowledging and Approving an Agreement with Gallina, LLP for Services Related to an Audit of the Low and Moderate Income Housing Fund

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the staff report noting that AB1484 requires successor agencies to employ a licensed accountant, approved by the County Auditor, to conduct a due diligence review to be completed by October 1, 2012 to determine the unobligated balances available to taxing entities. He said that County Auditor has recommended the firm of Gallina to conduct the audit as Gallina was retained by the County to prepare the "Agreed-Upon Procedures" audit. Mr. Taubert explained the Oversight Board is required to convene a public comment session five business days before they vote to approve the audit at their meeting on September 17, 2012. Discussion followed. The board was polled and a majority of the members will be available for a public comment session to be scheduled for Monday, September 10, 2012, at 3 p.m. in the Council Chambers.

Action: Adopted Resolution No. OB 12-27, approving a resolution of the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera, California acknowledging and approving agreement with Gallina, LLP for services related to an audit of the low and moderate income housing.

Moved by: Board Member Manfredi; seconded by Board Member Dominici

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Arredondo, Dominici, Massetti and Wilson; Noes: None; Absent: Board Member Horal.

5. GENERAL

There are no items for this section.

6. BOARD MEMBER REPORTS

Vice Chairperson Manfredi asked if there was any new legislation pending the Board should know of that is significant. Mr. Taubert said other than the Perez bill that clarifies the housing monies, he was not aware of new legislation.

Board Member Arredondo stated that he would like more time to review the Board packet to provide adequate time to study reports and meet with staff if necessary prior to the meeting. Discussion

followed. It was concluded that the Agency Secretary would send the Oversight Board members a pdf version of the Successor Agency meeting packet since the Successor Agency items are repeated on the Oversight Board agenda, which will provide the Board members a full week to review the staff reports.

No addition reports were offered by the members of the Board.

7. **ADJOURNMENT**

The meeting was adjourned at 9:35 a.m.

Respectfully submitted by:

Sandi Brown, Agency Secretary

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